

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
OC Office Commercial Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.25			
Use	<u>Permitted Uses</u> ; Office uses engaged in providing services to the general public: e.g., medical, real estate, insurance; and similar services as approved by the Director. When an interpretation is discretionary, notice shall be provided in accordance with Section 50.40. (ORD 3739).	Remodel the existing building to add floor space for the future medical office use.	Yes
Development Code Section 20.10.50			
Minimum Lot Area	7,000 square feet	Existing lot approximately 0.967 acres	Yes
Minimum Corner Lot Dimensions Width Depth	70 feet 100 feet	204 feet 240 feet	Yes
Minimum Yard Setbacks Front Side Rear (only if next to a residential zone)	20 feet 20 feet 20 feet	75 feet 38 feet 92 feet	Yes
Minimum Yard Setback with approved Flexible Setback Side	0 feet		
Maximum Building Height	30 feet	N/A	N/A
Development Code Section 20.10.60			
Residential Density	Minimum Density Requirement	N/A	N/A

Chapter 60 Off-Street Parking and Loading Requirements

CODE STANDARD	CODE REQUIREMENT		PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.25.15				
Off-street loading	Use Not Identified	No Berths	None	Yes
Development Code Section 60.30.10				
Off-street motor vehicle parking Parking Zone A		N/A		Yes
Maximum	4.9 spaces per 1000 square feet of gross floor area		42 parking spaces	
Off-street bicycle parking				Yes
Minimum				
Short term	2 spaces or 1 space per 20,000 sq. ft. of floor area.	2	2	
Long term	2 spaces or 1 space per 20,000 sq. ft. of floor area.	2	2	